



SYMBOL LEGEND

- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

B.B.B. & C. RR. CO. SURVEY
ABSTRACT NO. 118

REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 232.686 ACRES
C.F. No. 26-2705
O.P.R.C.C.T.

FND MAG NAIL

POB

SET 1/2" I.R.
W/TPS CAP
N:13,788,210.88
E:2,757,764.44

COLORADO COUNTY
CALLED 38.677 ACRES
VOL. 476, PG. 3
O.P.R.C.C.T.

TRACT 17
10.100 ACRES

PORTION OF
HAWTHORNE LAND, LLC.
CALLED 232.686 ACRES
C.F. No. 26-2705
O.P.R.C.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 232.686 ACRES
C.F. No. 26-2705
O.P.R.C.C.T.

@ 30.00'
SET 1/2" I.R.
W/TPS CAP

80' ACCESS AND
UTILITY EASEMENT

N 19°53'06" W 450.75'

@ 805.37'
SET 1/2" I.R.
W/TPS CAP

S 81°02'08" W 835.92'

REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 232.686 ACRES
C.F. No. 26-2705
O.P.R.C.C.T.

SET 1/2" I.R.
W/TPS CAP

S 20°32'01" E 395.22'

FND 1/2" I.R.
W/CAP

BOUNDARY SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 10.100 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NUMBER 118, COLORADO COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 232.686 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED IN CLERK'S FILE NUMBER 26-2705, OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS (O.P.R.C.C.T.), SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT	42685_TRACT 17
FIELD DATE	06-30-2026
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GG
REV 1	-
REV 2	-
REV 3	-
REV 4	-

TEXAS PROFESSIONAL SURVEYING TPS

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0270D, HAVING AN EFFECTIVE DATE OF 02-04-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....COUNTY ROAD 103, COLUMBUS, TX, 78934
SURVEY.....B.B.B. & C. RR. CO., A - 118
SUBJECT.....10.100 ACRES
COUNTY.....COLORADO

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre

Registered Professional Land Surveyor No. 6921

